



Return Address: Michael and Tamera Haskew
523 Sylvan Ave
Mountain View, CA
94041

Skamania County
Community Development Department

Building/Fire Marshal ♦ Environmental Health ♦ Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

ADMINISTRATIVE DECISION

APPLICANT: Pat Price, AQC Builders, for Michael and Tamera Haskew
FILE NO.: NSA-21-31
DESCRIPTION: Home remodel project.
LOCATION: 1402 Duncan Creek Road, identified as Skamania County parcel no. #02-06-28-0-0-1700-00.
LEGAL: See attached page 7.
ZONING: GMA – Small Woodland (F-3) 20
DECISION: Based upon the record and the Staff Report, the applicant's proposal, described above, is found to be consistent with SCC Title 22 and is hereby **APPROVED** subject to the conditions set forth below.

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Division and the Skamania County Environmental Health Division. Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **THIS DOCUMENT, OUTLINING THE CONDITIONS OF APPROVAL, MUST BE RECORDED BY THE APPLICANT IN THE DEED RECORDS OF THE SKAMANIA COUNTY AUDITOR** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.120(C)(2).

1. As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
2. All development shall be consistent with the approved site plan on file with Skamania County Community Development, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
3. The following are the minimum required setbacks for all structures except fences: FRONT YARD: fifty (50) feet from the centerline of the street or road or twenty (20) feet from the front property line, whichever is greater; SIDE YARD: twenty (20) feet, and REAR YARD: twenty (20) feet.
4. Development shall comply with the fire safety provisions for the Small Woodland (F-3) Zone listed in Skamania County Code Section 22.14.050(A). These provisions are listed as conditions of approval nos. 5-15.
5. All buildings shall be surrounded by a maintained fuel break of fifty feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four inches in height). Trees should be placed greater than fifteen feet between the crowns and pruned to remove dead and low (less than eight feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
6. Hazardous fuels shall be removed within the fuel break area.
7. Buildings with plumbed water systems shall install at least one standpipe at a minimum of fifty feet from the structure(s).
8. A pond, stream, tank or sump with storage of not less than one thousand gallons, or a well or water system capable of delivering twenty gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
9. Access drives shall be constructed to a minimum of twelve feet in width and not exceed a grade of twelve percent. Turnouts shall be provided at a minimum of every five hundred feet. Access drives shall be maintained to a level that is passable to fire equipment. However, variances to road provisions may be made after consultation with the local fire marshal and the Washington State Department of Natural Resources.

10. Within one year of the occupancy of a dwelling, the administrator shall conduct a review of the development to assure compliance with this section.
11. Telephone and power supply shall be underground whenever possible.
12. Roofs of structures should be made of fire-resistant materials, such as fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
13. Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than one-fourth inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
14. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code.
15. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than one-fourth inch mesh metal screen that is noncombustible and corrosion resistant.
16. The single-family residence shall not be used to establish multiple dwelling units. Building plans will be evaluated to ensure the interior remodel does not create an additional dwelling unit and is not provided with any provisions to accommodate a second kitchen facility (venting, range hood, etc.). Community Development Staff shall conduct an interior inspection of the residence prior to final approval to verify compliance with this condition.
17. Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. Grading activities shall be limited to the maximum extent practicable. All graded areas left bare shall be re-seeded with native vegetation promptly and prior to final inspection by the Community Development Department.
18. Project applicants shall be responsible for the proper maintenance and survival of any required planted vegetation.
19. The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval; including visual subordination criteria have been verified.
20. The Community Development Department will conduct at least one site visits during construction, after all foundation excavation has been completed including framing footers but prior to pouring the foundation. A site visit for Final Inspection shall also be conducted. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Community Development inspection line at 509-427-3922 or by emailing permitcenter@co.skamania.wa.us.

21. The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity. The proposed list of natural wood or cement board siding, natural wood or cement board trim, vinyl coated doors, garage doors and windows satisfies this condition. A metal roof is approved for the north-facing porch. The use of painted metal siding on the south, west, or east sides of the home is prohibited. Any proposed changes to these materials shall be submitted to the Community Development Department for review and approval prior to construction.
22. All exterior lighting shall be hooded or shielded at a 90° angle. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.
23. The additions to the home shall match the existing colors of the home. The following colors are hereby approved: Siding and Trim – dark cedar (appears dark brown) or grey (appears grey). Doors and window trim – black (appears black). Deck – dark cedar (appears dark brown). Roofing – dark grey - (appears dark grey). Any proposed changes to these colors shall be submitted to the Community Development Department for review and approval prior to application.
24. Except as is necessary for construction of access roads, building pads, leach fields, etc., all existing tree cover shall be retained within 50-100 feet of the home. Trees along the south yard fence line shall be retained. Dead, dying, and removed screening trees shall be replaced in kind.
25. An Inadvertent Discovery Plan embodying the provisions of SCC 22.22.060 (Condition #26) and SCC 22.22.070 (Condition #27) shall be prepared and posted in a conspicuous place at the development site and shall remain posted until all project activities are concluded.
26. The following procedures shall be effected when cultural resources are discovered during construction activities:
 - a. Halt Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
 - b. Notification. The project applicant shall notify the Administrator and the Gorge Commission within twenty-four (24) hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within twenty-four (24) hours.
 - c. Survey and Evaluations. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP (See Revised Code of Washington 27.53). It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.
 - d. Mitigation Plan. Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter.

Construction activities may recommence when conditions in the mitigation plan have been executed.

27. The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
- a. Halt of Activities. All survey, excavation and construction activities shall cease.
 - b. Notification. Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
 - c. Inspection. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/ historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
 - d. Jurisdiction. If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
 - e. Treatment. The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and signed this 7th day of April, 2022, at Stevenson, Washington.

Mike Beck

Mike Beck, AICP
Planner

NOTE:

Any new development not included in the approved site plan on file with the Skamania County Community Development department will require a new application and review.

EXPIRATION:

As per SCC §22.06.150(A), this Administrative Decision approving a proposed development action shall become void in two years if the development is not commenced within that period, or once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

APPEALS:

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation
Nez Perce Tribe
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service –NSA Office
Board of County Commissioners
State of Washington Department of Commerce – Paul Johnson
Department of Fish and Wildlife

Parcel 02-06-28-0-0-1700-00

Legal Description:

The West Half of the Southwest Quarter of the Southeast Quarter and the West Half of the east Half of the Southwest Quarter of the Southeast Quarter of Section 28, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington.

TOGETHER THEREWITH beginning at the Quarter corner on the South line of the Said Section 28, Township 2 North, Range 6 East, thence West on the said South line 29 rods, more or less, to the Easterly line of a county road; thence Northerly along the Easterly line of the said road to a point 70 rods North of the point of beginning, thence South to the point of beginning.

ALSO TOGETHER THEREWITH the West Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter; the Northwest Quarter of the Northeast Quarter of the Northwest Quarter lying Easterly of the County Road known as Maple Flat Road all in Section 33, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM that portion of the described real property lying Southeasterly of the centerline of the easement for natural gas pipeline granted to the Pacific Northwest Pipeline Corporation.

ALSO EXCEPTING THEREFROM that portion conveyed to Skamania County by instrument recorded in Book 114, Page 631, Skamania County Records.

FURTHER EXCEPTING THEREFROM that portion conveyed to Skamania County by instrument recorded in Book 208, Page 209, Skamania County Records.



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STAFF REPORT NATIONAL SCENIC AREA

FILE NO: NSA-21-31	DESCRIPTION: Home remodel project : Window and door changes on home and attached garage, expand driveway and parking area, new 252 sq. ft. covered front porch entry with access ramp, expand pathway for access, expand deck 52 sq. ft. and install deck stairs.
APPLICANT: Pat Price, AQC Builders, for Michael and Tamera Haskew	
LOCATION: 1402 Duncan Creek Road #02-06-28-0-0-1700-00	
ZONING: GMA – Small Woodland (F-3) 20	
DECISION: APPROVED WITH CONDITIONS	DECISION DATE: April 7, 2022

This Staff Report will review the applicant's proposal for consistency with Skamania County Code (SCC) Title 22, Columbia River Gorge National Scenic Area Code.

RELEVANT STATUTORY AND REGULATORY PROVISIONS

CHAPTER 22.06 – ADMINISTRATION

22.06.010	REVIEW AND APPROVAL REQUIRED <i>No building, structure or parcel of land shall be used, and no building or structure shall be hereafter erected, altered or enlarged, including those proposed by local, state or federal agencies, in that portion of the County lying within the Columbia River Gorge National Scenic Area in any manner that is inconsistent with the provisions of this Title.</i>
22.06.020	ADMINISTRATOR <i>The Director of the Skamania County Department of Planning and Community Development is vested with the duty of administering the provisions of this Title and shall ensure that this Title is enforced through the proper legal channels. No building permit, subdivision, short subdivision, recreational vehicle park, or other development permit shall be approved unless such development conforms in all aspects with the provisions and regulations of the Title. The Administrator shall prepare and require the use of such forms as determined to be essential to the administrations of this Title.</i>
Finding:	This staff report reviews an application for a home remodel project. The proposed development shall be reviewed by the Administrator to ensure compliance with the provisions and regulations of this Title.
Conclusion:	This application shall be reviewed under Title 22.

22.06.060 GENERAL MANAGEMENT AREAS AND SPECIAL MANAGEMENT AREAS – APPLICATION AND SITE PLAN INFORMATION REQUIRED

- A complete application is required prior to review by department.
Prior to initiating any use or development which requires review and approval by the County, a development review application shall be completed pursuant to this Section.

Finding: A complete application was accepted for review on November 2, 2021.

Conclusion: **This provision has been met.**

22.06.070 GENERAL MANAGEMENT AREAS – ADDITIONAL APPLICATION AND SITE PLAN INFORMATION FOR SPECIFIC DEVELOPMENTS, USES AND SITES

Applications for the following uses or developments shall include the additional information required under other chapters of this Title or as required by the Administrator:

- C. *All buildings, roads or mining and associated activities proposed on lands visible from Key Viewing Areas. See Chapter 22.18.*
- H. *Any review use within 1,000 feet of a sensitive plant, wildlife area or site. See Chapter 22.20. Large-scale uses shall also include field survey information.*

Finding: The application involves development on property that is topographically visible from key viewing areas and within 1,000 feet of sensitive wildlife areas and sites in the GMA. All required additional information was submitted on November 1, 2021. Additional materials were provided during review that bolstered the application.

Conclusion: **The application shall be reviewed for compliance with Chapters 22.18 and 22.20 below.**

22.06.110 ACCEPTANCE OF APPLICATION; NOTICE OF DEVELOPMENT REVIEW; COMMENT PERIOD

- A. **COMPLETE APPLICATION REQUIRED PRIOR TO REVIEW BY DEPARTMENT.**
 - 1. *Prior to initiating any use or development which requires review and approval by the County, a development review application shall be completed pursuant to this Section.*
 - 2. *Within twenty (20) days of receipt of an application, the Administrator shall review the application for completeness and adequacy and shall advise the applicant, in writing, either that:*
 - a. *The application is complete as submitted; or*
 - b. *The application is incomplete as submitted and what specific additional information is required before the application can be accepted as complete.*
 - 3. *Within twenty (20) days of receipt of supplemental information, the Administrator shall review the information to determine if the application is complete.*
 - 4. *No application shall be accepted as complete until all documented omissions and deficiencies have been corrected by the applicant.*

Finding: An application submitted on September 16, 2021 was reviewed and deemed incomplete. A letter requesting additional information was transmitted to the applicant on September 22, 2021. All additional information necessary for a complete application were submitted on November 1, 2021. The application materials were reviewed and deemed complete on November 2, 2021 with a memo of completeness sent to the applicant on that date.

Conclusion: **This provision has been met.**

C. NOTICE OF DEVELOPMENT REVIEW

- 1. *The Administrator shall issue notice of a proposed development review. The notice shall provide the following information:*
- D. **COMMENT PERIOD.** *Persons receiving notice of a development review application shall have twenty (20) days from the date upon which the notice of a development review is mailed to them by the Department within which to submit written comments to the Administrator.*

Finding: A notice of the development review was sent to owners of property within 500 ft. of the subject property and interested parties on December 16, 2021. They were given twenty days to provide written comments. Comments were received from the following parties:

Steven D. McCoy – Friends of the Columbia Gorge – December 22, 2021.

These comments, as they apply to Title 22, will be addressed in the applicable sections throughout this report.

Conclusion: **This provision has been met.**

22.06.140 EXPEDITED REVIEW PROCESS

Finding: While some of the individual project elements would otherwise qualify for expedited review, the application as a whole will be reviewed under the full review process.

Conclusion: **Section 22.06.140 does not apply.**

22.06.160 EXISTING USES – GENERAL MANAGEMENT AREAS

- A. *RIGHT TO CONTINUE EXISTING USE AND STRUCTURES. Except to the extent specifically set forth below, any existing use or structure may continue so long as it is used in substantially the same manner and for the same purpose.*
- F. *CHANGES TO EXISTING USES AND STRUCTURES. Except as otherwise provided, any change to an existing use or modification to the exterior of an existing structure shall be subject to review and approval pursuant to this title.*

Finding: A home remodeling project is proposed for an existing single-family residence. Skamania County Assessor's records assign a 1973 date of construction to the residence under consideration for improvements. Community Development staff visited the property on March 22, 2022 and observed the residence is currently in use.

Conclusion: **This proposal involves improvements to an existing residence. This application shall be reviewed under Title 22.**

CHAPTER 22.10 – ZONING GENERAL REGULATIONS (GMA AND SMA)

22.10.050 EXPEDITED REVIEW USES

Finding: While some of the proposed improvements qualify as expedited uses, the size of the covered front porch exceeds the size threshold for expedited reviews. The entire proposal will be reviewed in full.

Conclusion: **The proposed improvements will be reviewed in full under all applicable provisions of Title 22.**

22.10.060 MINIMUM LOT SIZE

- A. *In General Management Areas, minimum lot sizes shall be as set forth on the maps referred to in Section 22.10.010(A), unless a larger minimum lot size is required by the local health department authority. The following Zoning Classifications are established on the maps with the following minimum lot sizes:*
 - 1. *Residential 1 (R-1) Zoning Classification has a minimum lot size of one (1) acre.*
 - 2. *Residential 2 (R-2) Zoning Classification has a minimum lot size of two (2) acres.*
 - 3. *Residential 5 (R-5) Zoning Classification has a minimum lot size of five (5) acres.*
 - 4. *Residential 10 (R-10) Zoning Classification has a minimum lot size of ten (10) acres.*
- B. *In General Management Areas, minimum lot sizes in the Rural Center (RC) Zoning Classification shall be one (1) acre, unless a larger minimum lot size is required by the local health department authority.*
- C. *In General Management Areas, minimum lot sizes in the Commercial (C) Zoning Classification shall be one (1) acre, unless a larger minimum lot size is required by the local health department authority.*
- D. *In General Management Areas, minimum lot sizes in the Small Woodland (F-3) Zoning Classification shall be as set forth on the maps referred to in Section 22.10.010(A),*

unless a larger minimum lot size is required by the local health department authority. The following minimum lot sizes are established on the maps for the Small Woodland (F-3) Zoning Classification:

- 1. Small Woodland (F-3) 20 has a minimum lot size of twenty (20) acres.*
- 2. Small Woodland (F-3) 40 has a minimum lot size of forty (40) acres.*
- 3. Small Woodland (F-3) 80 has a minimum lot size of eighty (80) acres.*
- E. Where authorized in the General Management Areas, parcels smaller than the designated minimum size may be created, as specified in Section 22.08.030.*
- F. In Special Management Areas, new residential development is prohibited on parcels of less than forty (40) acres.*
- G. In the National Scenic Area, the fact that a parcel is of sufficient size to meet the minimum lot size does not mean that residential use of the property is otherwise allowed. All residential development is subject to compliance with other standards set out in this Title.*

Finding: The subject parcel is approximately 43 acres in size and predominately located in the GMA Small Woodland (F-3) 20 Zone, which has a 20-acre minimum lot size. Approximately 1/3 of an acre is zoned GMA – Residential 10 (R-10) but no project activities would occur in the R-10 zone. According to the Statutory Warranty Deeds on file with the Skamania County Auditor's Office, the subject parcel has previously described by deed instrument recorded November 16, 1965, in Book 55, Page 103 prior to establishment of the scenic area. The parcel in its current configuration was created by deed instrument recorded April 4, 2001 in Book 208, Page 299 that granted land to Skamania County for Durican Creek Road right-of-way. The subject parcel is a legal lot of record that meets the minimum lot size.

Conclusion: **The subject parcel is a legal lot of record that meets the minimum lot size.**

22.10.070 MINIMUM LOT LINE SETBACKS

The following are the minimum lot line setbacks for all structures except fences. The lot line setbacks shall not reduce or otherwise affect the buffers in this ordinance that protect agricultural and forest lands as well as scenic, natural, cultural, and recreation resources (resource buffers). If a conflict arises between the property line setbacks and the resource buffers, the resource buffers shall prevail. Variances to the minimum lot line setbacks may be granted through Section 22.06.040.

- A. Parcels of land less than two (2.0) acres:*
 - 1. FRONT YARD: forty-five (45) feet from the centerline of the street or road or fifteen (15) feet from the front property line, whichever is greater.*
 - 2. SIDE YARD: five (5) feet.*
 - 3. REAR YARD: fifteen (15) feet.*
- B. Parcels of land two (2.0) acres or greater:*
 - 1. FRONT YARD: fifty (50) feet from the centerline of the street or road or twenty (20) feet from the front property line, whichever is greater.*
 - 2. SIDE YARD: twenty (20) feet.*
 - 3. REAR YARD: twenty (20) feet.*

Finding: The subject parcel is approximately 43 acres in size. The setbacks under Section B above apply and these will be listed as a condition of approval. New construction would occur no closer than 450 feet from the nearest property line. All proposed improvements will meet all required lot line setbacks. Development will be required to be constructed as shown on the approved site plan, unless modified by conditions of approval.

Conclusion: **A CONDITION OF APPROVAL shall state that all development shall be consistent with the approved site plan, unless modified by the conditions of approval. If modified, the site plan shall be consistent with the conditions of approval. While the development satisfies the required lot line setbacks, a CONDITION OF APPROVAL shall state the following are the minimum required**

setbacks for all structures except fences: FRONT YARD: fifty (50) feet from the centerline of the street or road or twenty (20) feet from the front property line, whichever is greater; SIDE YARD: twenty (20) feet, and REAR YARD: twenty (20) feet.

CHAPTER 22.14 – ZONING CLASSIFICATIONS GENERAL MANAGEMENT AREAS

22.14.050 SMALL WOODLAND (F-3) ZONE.

Finding: Development would occur in the GMA – Small Woodland (F-3) zone.

Conclusion: **This application shall be reviewed for compliance with Section 22.14.050 below.**

A. Fire Safety Provisions.

- 1. All buildings shall be surrounded by a maintained fuel break of fifty feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four inches in height). Trees should be placed greater than fifteen feet between the crowns and pruned to remove dead and low (less than eight feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.**
- 2. Hazardous fuels shall be removed within the fuel break area.**
- 3. Buildings with plumbed water systems shall install at least one standpipe at a minimum of fifty feet from the structure(s).**
- 4. A pond, stream, tank or sump with storage of not less than one thousand gallons, or a well or water system capable of delivering twenty gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.**
- 5. Access drives shall be constructed to a minimum of twelve feet in width and not exceed a grade of twelve percent. Turnouts shall be provided at a minimum of every five hundred feet. Access drives shall be maintained to a level that is passable to fire equipment. However, variances to road provisions may be made after consultation with the local fire marshal and the Washington State Department of Natural Resources.**
- 6. Within one year of the occupancy of a dwelling, the administrator shall conduct a review of the development to assure compliance with this section.**
- 7. Telephone and power supply shall be underground whenever possible.**
- 8. Roofs of structures should be made of fire-resistant materials, such as fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.**
- 9. Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than one-fourth inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.**
- 10. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code.**
- 11. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than one-fourth inch mesh metal screen that is noncombustible and corrosion resistant.**

Finding: This staff report reviews proposed improvements to an existing single-family residence. Community Development staff visited the property on March 22, 2022 and observed a property with defensible space already established for the home that may need to be enhanced to provide adequate fire protection. The fire safety provisions of this section will be included as conditions of approval. The project will be inspected by the administrator within one year for consistency with these provisions.

Conclusion: **A CONDITION OF APPROVAL shall state the development shall comply with the fire safety provisions for the Small Woodland (F-3) Zone listed in Skamania County Code Section 22.14.050(A). These provisions shall be listed as CONDITIONS OF APPROVAL. The administrator shall conduct a review of**

the development within one year to assure compliance with the fire safety provisions.

B. Siting Criteria.

1. Dwellings shall be set back at least two hundred feet from adjacent properties.

Finding: This application proposes home improvements to an existing dwelling setback at least 450 feet from the nearest property line.

2. Dwellings and accessory buildings and structures shall be sited so that they will have the least impact on nearby or adjoining forest operations. Clustering or locating proposed development closer to existing development on adjacent lands may minimize impacts on nearby or adjacent forest operations.

Finding: No new buildings are proposed. The dwelling is setback at least 450 feet from the nearest property line.

3. The amount of forest land used to site dwellings, accessory buildings, accessory structures, access roads and service corridors shall be minimized. This can include locating new dwellings and structures as close to existing public roads as possible, thereby minimizing the length of access roads and utility corridors; or locating the dwelling, access road, and service corridors on portions of the parcel that are least or poorly suited for forestry. Areas may not be suitable for forestry because of existing nonforest uses, adjacent dwellings, or land productivity.

Finding: No trees will be removed for construction and existing timber will be preserved.

4. Dwellings and accessory buildings and structures should be located on gentle slopes and in no case on slopes which exceed forty percent.

Finding: Home improvements are proposed on a home with a daylight basement that sits on gently sloped and developed lawn area where the average slope is less than 10 percent.

5. Narrow canyons and draws should be avoided.

Finding: Development is not proposed in a narrow canyon or draw.

6. Dwellings and accessory buildings and structures should be located to minimize the difficulty of gaining access to the structure in case of fire.

Finding: No new buildings are proposed and the existing dwelling is readily accessible along the existing gravel driveway.

7. Dwellings and accessory buildings and structures should be located to make access roads as short and flat as possible.

Finding: No new buildings or new access roads are proposed. An existing gravel driveway provides access to the residence.

8. Variances to the above provisions may be granted consistent with Section 22.06.040.

Finding: No variances are needed to construct the development as proposed and as shown on the approved site plan attached to this staff report and on file with the community development department.

Conclusion: Development would occur consistent with the siting criteria of this section. A CONDITION OF APPROVAL shall state that development shall be consistent with the approved site plan.

E. REVIEW USES.

- 1. The following uses may be allowed, subject to review by the Administrator for compliance with all applicable provisions protecting scenic, cultural, natural, and recreation resources:*
- d. Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in Section 22.14.030(E)(1)(e) or Section 22.14.030(E)(1)(f).*
- s. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.*

Finding: A home remodeling project is proposed that includes a north-facing front porch addition. The proposed improvements are listed below. Several of the improvements are considered allowed outright repair and maintenance activities, or eligible for expedited review. The new covered front porch with ramp expands the home by 252 sq. ft. which precluded review of this proposal under the expedited review process.

- Remodel interior.
- Reroof home.
- New windows and doors. Relocate windows and doors as needed for addition.
- Construct new north facing porch entryway with ADA ramp. 252 sq. ft combined.
- Changes to pedestrian door placements.
- Relocate garage door from north to east side of residence to permit construction of new north facing porch and ADA ramp.
- Expand south facing single pedestrian door to four panel sliding glass patio door.
- Adapt west entryway for ADA access.
- At-grade pedestrian path improvements around residence.
- Repair or replace deck, expand deck 6.5' in width with additional deck stairs.
- Install 4-panel sliding glass patio doors on south elevation.
- Add two north-facing sidelight windows underneath porch roof.
- Extend driveway apron to accommodate new garage door placement.

The property is currently developed with a single-family residence. The F-3 zoning qualifies the property for single-family residential occupancy and a dwelling has already been legally established. A condition of approval is required that states the modified dwelling shall not be used to establish an additional dwelling unit. Building plans will be evaluated to ensure the proposed interior remodel does not create a separate dwelling and is not provided with any provisions to accommodate a second kitchen (venting, range hood, etc.). As conditioned, the proposed improvements are allowable uses in the F-3 zone.

Conclusion: As conditioned in this decision, the proposed development activities are allowed uses in the F-3 zone. A CONDITION OF APPROVAL shall state the single-family residence shall not be used to establish multiple dwelling units. Building plans will be evaluated to ensure the interior remodel does not create an additional dwelling unit and is not provided with any provisions to accommodate a second kitchen facility (venting, range hood, etc.). Community Development Staff shall conduct an interior inspection of the residence prior to final approval to verify compliance with this condition.

22.14.060 RESIDENTIAL ZONES

- A. ZONES.**
- 1. Residential (R-1)**
- 2. Residential (R-2)**
- 3. Residential (R-5)**
- 4. Residential (R-10)**

Finding: While a portion of the parcel is zoned GMA – Residential 10 (R-10), this application involves a use located entirely within the GMA – Small Woodland (F-3) 20 zoned portion of the property. The R-10 portion of the parcel is over 500 feet from the home.

Conclusion: **No development would occur in the GMA – Residential 10 (R-10) zone.**

**CHAPTER 22.18 – SCENIC RESOURCE PROTECTION –
GENERAL MANAGEMENT AREAS**

22.18.010 SAVINGS AND EXEMPTIONS

A. SAVINGS.

1. *Except for production and/or development of mineral resources, nothing in this Section shall be used as the ground(s) upon which to deny proposed uses otherwise authorized within General Management Area land use zones. The provisions of this Section may affect the siting, location, size and other design features of proposed developments.*
2. *Nothing in this Section shall affect agriculture or forest practices, nor equipment or structures (other than buildings) associated with those practices.*

Finding: The application does not involve agriculture, forest practices or equipment, buildings or structures associated with those practices.

Conclusion: **The application shall be reviewed for compliance with the provisions of Section 22.18.020, which may affect the siting, location, size and other design features of the proposed development but may not be used as the grounds upon which to deny the proposed use.**

- B. EXEMPTIONS.** *The following areas are not subject to provisions requiring visual subordination to the landscape setting because they are developed settings and not visually sensitive. New developments in these settings shall be compatible with the setting but not necessarily visually subordinate. New development in these settings are exempt from the color and siting provisions in the Key Viewing sections of this chapter. These areas include:*

1. *Skamania Rural Center (village).*
2. *That portion of Underwood Heights along Cooper Avenue, south of Cook-Underwood Road (rural residential).*

Finding: The parcel is not exempt from visual subordination requirements.

Conclusion: **The proposal shall be reviewed for compliance with the provisions of Section 22.18.020 below.**

22.18.020 STANDARDS GOVERNING NEW DEVELOPMENTS.

A. STANDARDS GOVERNING NEW DEVELOPMENTS.

1. *New buildings and associated roads shall be sited and designed to retain the existing topography and minimize grading activities to the maximum extent practicable.*

Finding: A home remodel resulting in a modest expansion of the footprint of the home is proposed. No new buildings or roads would be constructed. While no grading activities were called out in the application materials, some ground disturbance is expected to occur during construction. A condition of approval will be included to limit any grading to the maximum extent practicable, and to reseed disturbed areas left bare promptly and prior to final inspection.

Conclusion: **A CONDITION OF APPROVAL shall state that only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. Grading activities shall be limited to the maximum extent practicable. All graded areas left bare shall be re-seeded with native vegetation promptly and prior to final inspection by the Community Development Department.**

2. *New buildings shall be compatible with the general scale (height, dimensions and overall mass) of existing nearby development of a similar nature. Expansion of existing development shall comply with this provision to the maximum extent practicable.*

Finding: The Skamania County Assessor's records for this property depicts a single-story single-family residence with daylight basement atop a footprint of 1,820 square feet including the attached garage. The proposed 252 square foot covered front porch and entry ramp would expand the home footprint to 2,072 square feet. Staff researched nearby development and compared the compatibility of the expanded home with Skamania County Assessor's records for 29 nearby single-family residences within a quarter mile.

The average footprint of nearby residences is 2,013 square feet in size, with the largest being 5,347 square feet. Multiple nearby dwellings are two stories in height. The sizes of the expanded residence will remain within the size range and compatible with the general scale of other nearby residences.

Conclusion: **This provision has been met.**

3. *A site plan and land use application shall be submitted for all new buildings, except those smaller than sixty (60) square feet in area and less than or equal to ten (10) feet in height, as measured at the roof peak. The site plan shall include all requirements of Section 22.06.060 and if necessary Section 22.06.070.*

Finding: An appropriate site plan has been submitted.

Conclusion: **This provision has been met.**

4. *A determination of compatibility with the landscape setting shall be made by the Administrator and shall be based upon information submitted in the site plan.*

Finding: The subject property is located within the Coniferous Woodlands landscape setting.

Conclusion: **Compatibility with the landscape setting provisions shall be reviewed under Section 22.18.040.**

5. *Project applicants shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter.*

Finding: No new vegetation is required for the development to achieve visual subordination but reseeding disturbed areas is required as a condition of approval per (A)(1) of this section.

Conclusion: **A CONDITION OF APPROVAL shall state project applicants shall be responsible for the proper maintenance and survival of all newly planted vegetation.**

6-7. *Not Applicable.*

22.18.030 **ADDITIONAL STANDARDS GOVERNING NEW DEVELOPMENTS VISIBLE FROM KEY VIEWING AREAS.**

- A. *The provisions in the section shall apply to proposed developments on sites topographically visible from key viewing areas.*

Finding: Initial analysis using GIS "KVA Seen Area Composite" data indicates the subject parcel is potentially topographically visible from seven key viewing areas at the distances shown in the chart below:

<u>KEY VIEWING AREA</u>	<u>DISTANCE ZONE</u>		
	FOREGROUND 0-1/4 Mile	MIDDLEGROUND 1/4 to 3 Miles	BACKGROUND Over 3 Miles
Historic Columbia River Hwy		X	
I-84		X	
Columbia River		X	

Conclusion: The subject parcel is potentially topographically visible from three KVAs. The application shall be reviewed for compliance with the provisions of Section 22.18.030 individually for each topographically visible aspect of the subject parcel, namely the southeast aspect, to ensure the proposed development is visually subordinate to its landscape setting as seen from KVAs with respect to size, height, shape, color, reflectivity, landscaping, siting, or other aspects of the proposed development.

- B. Each development shall be visually subordinate to its setting as seen from key viewing areas.*
- C. The extent and type of conditions applied to a proposed development to achieve visual subordination shall be proportionate to its potential visual impacts as seen from key viewing areas.*
 - 1. Decisions shall include written findings addressing the factors influencing potential visual impact, including but not limited to:*
 - a. The amount of area of the building site exposed to key viewing areas,*
 - b. The degree of existing vegetation providing screening,*
 - c. The distance from the building site to the key viewing areas from which it is visible,*
 - d. The number of key viewing areas from which it is visible, and*
 - e. For linear key viewing areas such as roads, the linear distance along the key viewing areas from which the site is visible.*
 - 2. Conditions may be applied to various elements of proposed developments to ensure they are visually subordinate to their setting as seen from key viewing areas, including but not limited to:*
 - a. Siting (location of development on the subject property, building orientation, and other elements),*
 - b. Retention of existing vegetation,*
 - c. Design (color, reflectivity, size, shape, height, architectural and design details and other elements), and*
 - d. New landscaping.*

Finding: SCC Section 22.04.010 defines Visually Subordinate as "a description of the relative visibility of a structure or use where that structure or use does not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point, generally a key viewing area. As opposed to structures that are fully screened, structures that are visually subordinate may be partially visible. They are not visually dominant in relation to their surroundings."

Visual subordination of the subject property was assayed with Skamania County GIS NSA seen areas composite layer data, Google Earth, observations along the Historic Columbia River Highway in February and March 2022 and a March 22, 2022 site visit by Community Development staff. While the NSA seen areas composite layer indicates the development site is potentially topographically visible from three key viewing areas, the home is presently well screened by the surrounding terrain and existing on-site vegetation. Retention of intervening trees and vegetation near the home will provide sufficient screening to render the proposed home improvements visually subordinate from all key viewing areas.

The home sits between Duncan Creek to the east and Indian Mary Creek to the west at the approximately 450-foot elevation on a level bench amid rolling terrain above the community of Skamania. Duncan Creek Road wraps around the west parcel boundary. The home sits lower in elevation than Duncan Creek Road. The home is well screened from views from all KVAs by existing trees that stand 50-100 feet south of the home, off-site vegetation, and the surrounding terrain.

The home sits approximately 1 mile from State Route 14 but is fully topographically screened from all views along this roadway. The home is potentially visible from distances greater than one mile from the Columbia River and greater than two miles from I-84 and the Historic Columbia River Highway, but views of the development site would be rendered indistinct and well screened by the intervening terrain and vegetation.

A home remodel project is under review. A list of the proposed improvements is found on page seven of this staff report. Modest improvements are proposed to accommodate independent living for an aging resident. While the list of the proposed improvements is extensive, the existing bulk and form of the home will remain largely as it appears today. The north-facing porch entryway will be topographically self-screened by the bulk of the home from all key viewing areas. The existing south-facing elevated deck will be expanded 6½ feet in width. The window fenestration on the south façade of the home will be increased with the addition of a four-panel sliding glass patio door array. Other changes will have limited to no effect on the appearance of the home when viewed from key viewing areas.

Retention of the existing screening trees will ensure all proposed improvements to the home achieve visual subordination from key viewing areas. Areas where screening trees must be retained will be indicated on the approved site plan and will be required to be retained under a condition of approval per Section 22.18.040(C).

The proposed improvements will appear visually subordinate when viewed from all key viewing areas due to the existing vegetation, modest scale of improvements, dark earth tone colors and low-reflective construction materials. As conditioned, the development will achieve visual subordination.

Conclusion: **As conditioned, the development is visually subordinate.**

CONDITIONS OF APPROVAL shall state:

1. The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval; including visual subordination criteria have been verified.

2. The Community Development Department will conduct at least one site visits during construction, after all foundation excavation has been completed including framing footers but prior to pouring the foundation. A site visit for Final Inspection shall also be conducted. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Community Development inspection line at 509-427-3922 or by emailing permitcenter@co.skamania.wa.us.

D. Determination of potential visual effects shall include consideration of the cumulative effects of proposed developments.

Finding: The subject parcel is located in the Coniferous Woodlands landscape setting. The parcel sits between two areas of denser development in the rural residential in coniferous landscape settings and northwest of the village and rural residential landscapes of the Skamania town center. The proposed improvements are designed and conditioned to ensure visual subordination and minimize overall cumulative effects to the surrounding through the design, modest scale, intervening terrain, existing screening trees and vegetation. Future development in the vicinity will also be reviewed for visual subordination.

Conclusion: The proposed development is designed and conditioned to ensure visual subordination and has minimized cumulative effects to the surroundings.

- E. New development shall be sited to achieve visual subordination from key viewing areas, unless the siting would place such development in a buffer specified for protection of water resources, sensitive plants, or sensitive wildlife sites or would conflict with provisions protecting cultural resources. In such instances, the development shall comply with this provision to the maximum extent practicable.*

Finding: The proposed development will achieve visual subordination without requiring placement in any natural or cultural resource buffer area.

Conclusion: This provision has been met.

- F. New development shall be sited using existing topography and/or existing vegetation as needed to achieve visual subordination from key viewing areas.*

Finding: Additions to an existing home are proposed. There is no practicable alternative location. The site is partially wooded with a mixed age, mixed species stand of conifers and deciduous trees rising to 35 feet in the immediate vicinity of the home. A line of scrubby deciduous trees runs along the south yard fence line, which will be required to be retained. Substantial tree coverage intervenes between the home and key viewing areas to the south.

Conclusion: This provision has been met.

- G. Existing tree cover screening proposed development from key viewing areas shall be retained as specified in the Landscape Settings Design Provisions section of this chapter.*

Finding: The subject property is within the Coniferous Woodlands landscape setting. Trees along a chain link fence that defines the south yard of the home rise to 35 feet. Taller trees stand behind the home. The structure height will not increase and will remain below the surrounding forest canopy level. Existing tree cover screening proposed development is required to be retained per conditions of approval under Section 22.18.040(C).

Conclusion: The existing tree cover screening proposed development will be retained as required by Section 22.18.040(C).

- H. The following provisions shall apply to new landscaping used to screen development from key viewing areas:*
- 1. New landscaping (including new earth berms) shall be required only when application of all other available provisions in this chapter are not sufficient to make the development visually subordinate from key viewing areas. Alternate sites shall be considered prior to using new landscaping to achieve visual subordination. Development shall be sited to avoid the need for new landscaping wherever possible.*
 - 2. If new landscaping is required to make a proposed development visually subordinate from key viewing areas, existing on-site vegetative screening and other visibility factors shall be analyzed to determine the extent of new landscaping, and the size of new trees needed to achieve the standard. Any vegetation planted pursuant to this provision shall be sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction.*
 - 3. Unless as specified otherwise by provisions in this chapter, landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.*
 - 4. The Scenic Resources Implementation Handbook shall include recommended species for each landscape setting consistent with the Landscape Settings Design Provisions in this chapter, and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species).*

Finding: The development is visually subordinate as proposed. With the required retention of existing screening vegetation, no new landscaping or vegetation is required.

Conclusion: **No additional landscaping is required.**

- I. Conditions regarding new landscaping or retention of existing vegetation for new developments on lands designated GMA forest shall meet both scenic provisions and fuel break requirements in Sections 22.14.030(A), 22.14.040(A), and 22.14.050(A).*

Finding: Conditions of approval meet both scenic resource provisions and fuel break requirements embodied in applicable sections of Skamania County Code Title 22.

Conclusion: **This provision has been met.**

- J. Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors.*

Finding: A 252 sq. ft. addition will attach to an approximately 1,800 sq. ft. home. Colors on additions smaller than the total area of the building are subject to review under subsection M of this section. This provision does not apply.

Conclusion: **The proposed colors have been reviewed under subsection M of this section.**

- K. The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity, unless the structure would be fully screened from all key viewing areas by existing topographic features.*
- a. Painted metal is not considered to be nonreflective materials or materials with low reflectivity.*
- b. The Scenic Resources Implementation Handbook will include a list of recommended exterior materials. These recommended materials and other materials may be deemed consistent with this provision, including those where the specific application meets recommended thresholds in the "Visibility and Reflectivity Matrices" in the Implementation Handbook (once they are created).*
- c. Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure visual subordination. Recommended square footage limitations for such surfaces will be provided for guidance in the Scenic Resources Implementation Handbook.*

Finding: The north facing porch roof addition will be metal finished in an elastomeric paint compound that will match the color of the existing home. The roof peak of the addition will be lower the main roofline of the home and fully topographically self-screened by the bulk of the home. Exterior construction materials will be natural wood or cement board and vinyl-coated metal doors and window frames. These materials are consistent with the provision and hereby approved.

Window fenestration remains modest on the west and east sides of the home, with no notable expanse in window arrays. The north facing side of the home is fully topographically screened. A four panel, sliding glass patio door array approximately 76 sq. ft. in area will be added to the second story south façade to provide access to the elevated deck. The patio door array will be screened by intervening vegetation south of the home and is consistent with the provisions of this section.

Conclusion: **The north-facing porch roof will be topographically self-screened by the bulk of the home. A CONDITION OF APPROVAL shall state that the exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity. The proposed list of natural wood or cement board siding, natural wood or cement board trim, vinyl coated doors, garage doors and windows satisfies this condition. A metal**

roof is approved for the north-facing porch. The use of painted metal siding on the south, west, or east sides of the home is prohibited. Any proposed changes to these materials shall be submitted to the Community Development Department for review and approval prior to construction.

- L. Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.*

Finding: No lighting fixtures are indicated in the application, but a condition of approval regarding any installed lighting shall be included in the administrative decision.

Conclusion: **A CONDITION OF APPROVAL shall state all exterior lighting shall be hooded or shielded at a 90° angle. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.**

- M. Additions to existing buildings smaller in total area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be dark earth-tone colors found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors.*

Finding: The house is currently finished in dark cedar siding, gray/green siding, and a dark grey metal roof. The applicants propose matching the color of the deck expansion, new north facing porch and porch roof to the colors of the existing home. The list of approved colors are included below as a condition of approval.

Conclusion: **A CONDITION OF APPROVAL shall state the additions to the home shall match the existing colors of the home. The following colors are hereby approved: Siding and Trim – dark cedar (appears dark brown) or grey (appears grey). Doors and window trim – black (appears black). Deck – dark cedar (appears dark brown). Roofing – dark grey - (appears dark grey). Any proposed changes to these colors shall be submitted to the Community Development Department for review and approval prior to application.**

N-O. Not Applicable.

- P. An alteration to a building built prior to November 17, 1986, that already protrudes above the skyline of a bluff, cliff or ridge as seen from a key viewing area, may itself protrude above the skyline if:*

- 1. The altered building, through use of color, landscaping and/or other mitigation measures, contrasts less with its setting than before the alteration, and*
- 2. There are no practicable alternative means of altering the building without increasing the protrusion.*

Finding: The home was constructed in 1973 and located in a natural depression between Duncan Creek and Indian Mary Creek. The home does not break the skyline. High ground rises behind the home as observed from key viewing locations. Existing tree cover on the parcel rises to 35 feet in front of and behind the buildings as observed from key viewing locations. The proposed alterations will remain below any skyline visible from key viewing areas.

Conclusion: **Section 22.18.030(P) does not apply.**

Q-U. Not applicable.

- V. New buildings shall not be permitted on lands visible from key viewing areas with slopes in excess of thirty percent (30 %). In determining the slope, the average percent slope*

of the proposed building site shall be used. Variances to this provision may be granted if its application would render a property unbuildable. Variances from this setback requirement may be granted pursuant to Section 22.06.040 of this Title.

Finding: No new buildings are proposed.

Conclusion: **Section 22.18.030(V) does not apply.**

W. *New buildings, driveways and roads shall be designed and sited to minimize visibility of cut banks and fill slopes from key viewing areas, in addition to the required application information in Sections 22.06.060 and 22.06.070.*

Finding: No new buildings, driveways or roads will be constructed.

Conclusion: **Section 22.18.030(W) does not apply.**

X-BB. *Not applicable.*

22.18.040 LANDSCAPE SETTINGS

A. *GENERAL PROVISIONS. Landscape settings shall be as designated on the map entitled "Landscape Settings", adopted on October 15, 1991 as part of the Columbia River Gorge Commission's comprehensive management plan, and any amendment thereto.*

Finding: The subject property is in the Coniferous Woodlands landscape setting as designated on the map entitled "Landscape Settings."

Conclusion: **This application shall be reviewed for compliance with the provisions applicable to the Coniferous Woodlands landscape setting.**

C. *Coniferous Woodland.*

1. *Structure height shall remain below the forest canopy level.*

Finding: Surrounding trees rise to 35 feet. The home will remain below the existing tree canopy.

Conclusion: **This provision has been met.**

2. *In portions of the setting visible from key viewing areas, the following provisions shall be employed to achieve visual subordination:*

a. *Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained.*

b. *At least one-half of any trees planted for screening purposes shall be species native to the setting. Such species include Douglas fir, grand fir, western red cedar, western hemlock, big leaf maple, vine maple, red alder, ponderosa pine, Oregon white oak and various native willows (for riparian areas).*

c. *At least one-half of any trees planted for screening purposes shall be coniferous to provide winter screening.*

Finding: No new landscaping is required to render the proposal visually subordinate. A condition of approval will require that the existing tree cover within 50-100 feet of the home be retained as much as possible in conjunction with site development in the area shown on the approved site plan attached to this staff report and on file with the Community Development department. A condition of approval will compel retention of a line of trees along the south yard fence.

Conclusion: **A CONDITION OF APPROVAL shall state that except as is necessary for construction of access roads, building pads, leach fields, etc., all existing tree cover shall be retained within 50-100 feet of the home. Trees along the south yard fence line shall be retained. Dead, dying, and removed screening trees shall be replaced in kind.**

3. *Compatible Recreation Use. Resource-based recreation uses of varying intensities may be compatible with this setting. Typically, outdoor recreation uses are low intensity, and*

include trails, small picnic areas and scenic viewpoints. Although infrequent, some more intensive recreation uses, such as campgrounds occur. They tend to be scattered rather than concentrated, interspersed with large areas of undeveloped land and low-intensity uses.

Finding: No recreation uses are proposed.

Conclusion: **Section 22.18.040(C)(3) does not apply.**

**CHAPTER 22.20 – NATURAL RESOURCE PROTECTION –
GENERAL MANAGEMENT AREA**

22.20.020 DEVELOPMENT REVIEW FOR WATER RESOURCE ZONE PROTECTION

- A. *The following uses may be allowed in a water resource or its buffer, subject to review by the Administrator for compliance with the standards set forth in this Section and with the provisions for the protection of scenic, natural, cultural, and recreational resources.*

Finding: The nearest mapped water resource is located approximately 650 feet to the east.

Development would not occur within any water resource or water resource buffer.

Conclusion: **Further review for water resource zone protection is not required.**

22.20.030 DEVELOPMENT REVIEW FOR WILDLIFE HABITAT PROTECTION

- A. *REVIEW USES – WILDLIFE. Except uses allowed without review pursuant to Section 22.10.040, review uses may be allowed within 1,000 feet of a sensitive wildlife area or site, subject to review by the Administrator for compliance with the provisions for the protection of scenic, natural, cultural, and recreational resources and the following:*

1. SITE PLANS AND FIELD SURVEYS.

- a. *In addition to the information otherwise required for site plans, site plans for uses within 1,000 feet of a sensitive wildlife area or site shall include a map prepared at a scale of one (1) inch equals 100 feet (1:1,200) or a scale providing greater detail.*
- b. *A field survey to identify sensitive wildlife areas or sites shall be required for:*
- i. *Land divisions that create four or more parcels;*
 - ii. *Recreation facilities that contain parking areas for more than ten (10) cars, overnight camping facilities, boat ramps, or visitor information and environmental education facilities;*
 - iii. *Public transportation facilities that are outside improved rights-of-way;*
 - iv. *Electric facilities, lines, equipment and appurtenances that are thirty-three (33) kilovolts or greater; and*
 - v. *Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually.*

- c. *Field surveys shall cover all areas affected by the proposed use or recreation facility. They shall be conducted by a professional wildlife biologist hired by the project applicant. All sensitive wildlife areas and sites discovered in a project area shall be described and shown on the site plan map.*

Finding: An appropriate site plan was submitted. A field survey was not required.

Conclusion: **This provision has been met.**

2. REVIEW BY DEPARTMENT OF FISH AND WILDLIFE.

- a. *Site plans and field surveys for uses proposed within 1,000 feet of a sensitive wildlife area or site shall be submitted by the Administrator to the Washington Department of Fish and Wildlife (WDFW) and shall be reviewed by WDFW to determine if the proposed use would adversely affect a sensitive wildlife area or site. Within twenty (20) days the WDFW biologists shall review the site plan and their field survey records to:*

- i. Identify/verify the precise location of the wildlife area or site,
- ii. Ascertain whether the wildlife area or site is active or abandoned, and
- iii. Determine if the proposed use may compromise the integrity of the wildlife area or site or occur during the time of the year when wildlife species are sensitive to disturbance, such as nesting or rearing seasons. In some instances, state wildlife biologists may conduct field surveys to verify the wildlife inventory and assess the potential effects of a proposed use.
- b. The following factors may be considered when site plans are reviewed:
 - i. Biology of the affected wildlife species.
 - ii. Published provisions regarding the protection and management of the affected wildlife species.
 - iii. Physical characteristics of the subject parcel and vicinity, including topography and vegetation.
 - iv. Historic, current and proposed uses in the vicinity of the sensitive wildlife area or site.
 - v. Existing condition of the wildlife area or site and the surrounding habitat and the useful life of the area or site.
- c. Review by the Administrator under this Section may terminate if, after consultation with the WDFW, the Administrator determines that:
 - i. The sensitive wildlife area or site is not active; or
 - ii. The proposed use would not compromise the integrity of the wildlife area or site or occur during the time of the year when wildlife species are sensitive to disturbance.

Finding: WDFW was sent a copy of the application materials on December 3, 2021. No concerns were raised by WDFW in the 20-day comment period.

Conclusion: **WDFW raised no concerns regarding this proposal. The wildlife habitat protection process is concluded.**

22.20.040 *DEVELOPMENT REVIEW FOR SENSITIVE PLANT PROTECTION REVIEW USES. Except uses allowed without review as listed in Sections 22.10.040, review uses may be allowed within 1,000 feet of a sensitive plant, subject to the provisions for the protection of scenic, natural, cultural, and recreational resources and the following:*

Finding: The subject property is not located within 1,000 ft. of any known sensitive plants.

Conclusion: **Further review regarding sensitive plant protection is not required.**

CHAPTER 22.22 – CULTURAL RESOURCE PROTECTION – GENERAL MANAGEMENT AREAS

22.22.010 *GENERAL PROVISIONS FOR IMPLEMENTING THE CULTURAL RESOURCE PROTECTION PROCESS*

- A. All cultural resource information shall remain confidential and exempt from public records requests, according to Section 6(a)(1)(A) of the National Scenic Area Act and RCW 42.17.310(k). Federal agency cultural resource information is also confidential and exempt by statute from the Freedom of Information Act under 16 U.S.C. 470hh and 36 CFR 296.18.
- B. All cultural resource surveys, evaluations, assessments and mitigation plans shall be performed by professionals whose expertise reflects the type of cultural resources that are involved. Principal investigators shall meet the professional standards set out in 36 CFR, Part 61, and in Guidelines for Evaluating and Documenting Traditional Cultural Properties (Parker and King, no date).
- C. Cultural resource surveys, evaluations, assessments, and mitigation plans shall generally be conducted in consultation with Indian tribal governments and, if appropriate, any party of record. Indian tribal governments shall be consulted if the affected cultural resources are prehistoric or otherwise associated with Native Americans. If the cultural

resources are associated with non-Native Americans, such as a historic house or pioneer campsite, the Indian tribal governments do not have to be consulted.

- D. The responsibility and cost of preparing an evaluation of significance, assessment of effect, or mitigation plan shall be borne by the project applicant, except for resources discovered during construction. The Gorge Commission shall conduct and pay for evaluations of significance and mitigation plans for resources that are discovered during construction of small-scale and large-scale uses.*
- E. ARCHAEOLOGICAL AND HISTORIC SURVEYS AND SURVEY REPORTS.*
 - 1. Archaeological Survey requirements and exceptions.*
 - a. Each proposed use or element of a proposed use within an application shall be evaluated independently to determine whether an archaeological survey is required; for example, an application that proposes a land division and a new dwelling would require an archaeological survey if a survey would be required for the dwelling.*
 - b. An archaeological survey shall be required for all proposed uses within 500 feet of a known cultural resource, including those uses listed as exempt in Section 22.22.010(E)(1)(c).*
 - c. An archaeological survey shall be required for all proposed uses, except the following, unless located within 500 feet of a known cultural resource:*
 - i. The modification, expansion, replacement, or reconstruction of existing buildings and structures.*
 - ii. Proposed uses that would not disturb the ground, including land divisions and lot-line adjustments, storage shed that do not require a foundation; low-intensity recreation uses, such as fishing, hunting and hiking; installation of surface chemical toilets; hand treatment of brush within established rights-of-way; and new uses of existing structures.*
 - iii. Proposed uses that involve minor ground disturbance, as defined by depth and extent, including repair and maintenance of lawfully constructed serviceable structures; home gardens; livestock grazing; cultivation that employs minimum tillage techniques, such as replanting pastures using a grassland drill; construction of fences; new utility poles that are installed using an auger, post-hole digger or similar implement; and placement of mobile homes where septic systems and underground utilities are not involved. The Gorge Commission shall review all land use applications and determine if the proposed uses would have a minor ground disturbance.*
 - iv. Proposed uses that occur on sites that have been disturbed by human activities, provided the proposed uses do not exceed the depth and extent of existing ground disturbance. To qualify for this exception, a project applicant must demonstrate that land-disturbing activities occurred in the project area. Land-disturbing activities include grading and cultivation.*
 - v. Proposed uses that would occur on sites that have been adequately surveyed in the past. Past surveys must have been conducted by a qualified professional and must include a surface survey and subsurface testing. The nature and extent of any cultural resources in the project area must be adequately documented. The project applicant must demonstrate that the project area has been adequately surveyed.*
 - vi. Proposed uses occurring in areas that have a low probability of containing cultural resources. Areas that have a low probability of containing cultural resources shall be identified using the results of archaeological surveys conducted by the Columbia River Gorge Commission, the United States Forest Service, public agencies and private archaeologists. The Gorge Commission, after consultation with the Indian tribes and Washington State Department of Archaeology and Historical Preservation (hereinafter DAHP), shall prepare and adopt a map showing areas that have a low probability of containing cultural resources. This map shall be adopted within 200 days after the Secretary of Agriculture concurs with the Management Plan. The maps referred to above shall be refined and revised as additional archaeological surveys are conducted. Areas shall be added or deleted as warranted. All revisions of this map shall be reviewed and*

*approved by the Gorge Commission. **The following proposed uses do not qualify for this exemption:***

- (1) Residential development that involves two (2) or more new dwellings for the same project applicant.*
- (2) Recreation facilities that contain parking areas for more than ten (10) cars, overnight camping facilities, boat ramps and visitor information and environmental education facilities.*
- (3) Public transportation facilities that are outside improved rights-of-way.*
- (4) Electric facilities, lines, equipment and appurtenances that are thirty-three (33) kilovolts or greater.*
- (5) Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment and appurtenances.*
- d. The Gorge Commission may choose to conduct an archaeological survey for proposed uses exempted under Section 22.22.010(E)(1)(c) if, in its professional judgment, an archaeological survey may be necessary to ensure protection of cultural resources.*
- e. A historic survey shall be required for all proposed uses that would alter the exterior architectural appearance of buildings and structures that are fifty (50) years old or older, or would compromise features of the surrounding area that are important in defining the historic or architectural character of buildings or structures that are fifty (50) years old or older.*
- f. The Gorge Commission shall conduct and pay for all archaeological and historic surveys for small-scale uses in the General Management Area.*
- i. When archaeological resources or traditional cultural properties are discovered, the Gorge Commission also shall identify the approximate boundaries of the resource or property and delineate a reasonable buffer zone.*
- ii. Archaeological surveys and buffer zone delineations for large-scale uses shall be the responsibility of the project applicant.*
- g. Large-scale uses, for the purposes of this Chapter, include:*
 - i. Residential development involving two (2) or more new dwellings;*
 - ii. All recreation facilities;*
 - iii. Commercial and industrial development; public transportation facilities; 35*
 - iv. Electric facilities, lines, equipment, and appurtenances that are thirty-three (33) kilovolts or greater; and*
 - v. Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances.*
- h. Archaeological Surveys for small-scale uses shall generally include a subsurface survey and subsurface testing. They shall meet the following standards:*
 - i. A surface survey of the project area shall be conducted, except for inundated areas and impenetrable thickets.*
 - ii. Subsurface testing shall be conducted if the surface survey reveals that cultural resources may be present. Subsurface probes shall be placed at intervals sufficient to determine the absence or presence of cultural resources.*
- i. Archaeological Survey Reports for small-scale uses shall be documented in a confidential report that includes:*
 - i. A description of the fieldwork methodology used to identify cultural resources, including a description of the type and extent of the archaeological survey.*
 - ii. A description of any cultural resources that were discovered in the project area, including a written description and photographs.*
 - iii. A map that shows the project area, the areas surveyed, the location of subsurface probes, and, if applicable, the approximate boundaries of the affected cultural resources and a reasonable buffer zone.*
 - iv. All written comments and consultation meeting minutes, if applicable, shall be incorporated into the archaeological survey report.*

- j. Archaeological Surveys for large-scale uses shall be designed by a qualified professional. They shall meet the following requirements:*
 - i. A written description of the survey shall be submitted to and approved by the Gorge Commission's designated archaeologist.*
 - ii. Archaeological surveys shall reflect the physical characteristics of the project area and the design and potential effects of the proposed use.*
 - iii. Archival research shall be performed before any field work. Archival research shall include a thorough examination of tax records; historic maps, photographs and drawings; previous archaeological, historic and ethnographic research; cultural resource inventories and records maintained by federal, state and local agencies; and primary historic accounts, such as diaries, journals, letters and newspapers.*
 - iv. Surface surveys shall include the entire project area, except for inundated areas and impenetrable thickets.*
 - v. Subsurface probes shall be placed at intervals sufficient to document the presence or absence of cultural resources.*
 - vi. Archaeological site inventory forms shall be submitted to the Washington State Department of Archeology and Historic Preservation (hereinafter "DAHP") whenever cultural resources are discovered.*
- k. Archaeological Survey Reports for large-scale uses shall be documented in a confidential report that includes:*
 - i. A description of the proposed use, including drawings and maps.*
 - ii. A description of the project area, including soils, vegetation, topography, drainage, past alterations and existing land use.*
 - iii. A list of the documents and records examined during the archival research and a description of any prehistoric or historic events associated with the project area.*
 - iv. A description of the fieldwork methodology used to identify cultural resources, including a map that shows the project area, the areas surveyed, and the location of subsurface probes. The map shall be prepared at a scale of one (1) inch equals 100 feet (1:1200) or a scale providing greater detail.*
 - v. Copies of all written comments submitted by Indian tribal governments and other interested persons.*
 - vi. An inventory of the cultural resources that exist in the project area, including a written description, photographs, drawings and a map. The map shall be prepared at a scale of one (1) inch equals 100 feet (1:1,200), or a scale providing greater detail.*
 - vii. A preliminary assessment of whether the proposed use would or would not have an effect on cultural resources. The assessment shall incorporate concerns and recommendations voiced during consultation meetings and information, if any, obtained through field surveys.*

Finding: The application materials were forwarded to Chris Donnermeyer, Heritage Resources Program Manager for the USFS Columbia River Gorge National Scenic Area on December 3, 2021. Mr. Donnermeyer submitted a Cultural Resources Survey Determination on December 12, 2021, in which he concluded neither a Cultural Resource Reconnaissance Survey nor a Historic Survey were required.

Conclusion: **Surveys were not required.**

22.22.020 CULTURAL RESOURCE ARCHAEOLOGICAL AND HISTORIC SURVEYS

B. NOTICE OF SURVEY RESULTS.

- 1. The Administrator shall submit a copy of all cultural resource survey reports to DAHP and to the Indian tribal governments. Survey reports may include measures to avoid potentially affected resources, such as a map that shows a reasonable buffer zone.*
- 2. DAHP and the Indian tribal governments shall have thirty (30) calendar days from the date a survey report is mailed to submit written comments to the Administrator.*

3. *The Administrator shall record and address all written comments in the Administrative Decision and Staff Report.*

Finding: Staff forwarded the Cultural Resources Survey Determination with the Notice of Development Review to DAHP and the five Native American tribal governments on December 16, 2021, for their review with a 30-day period in which to submit written comments. No comments were received.

Conclusion: **This provision has been met.**

C. CONCLUSION OF CULTURAL RESOURCE PROTECTION PROCESS.

1. *The Administrator shall make a final decision on whether the proposed use would be consistent with the provisions of this Chapter. If the final decision contradicts the comments submitted by the DAHP, the Administrator shall justify how he reached an opposing conclusion.*
2. *The cultural resource protection process may conclude when the Administrator makes a final, written determination that one (1) of the following conditions exists:*
 - a. *The proposed use does not require an archaeological or historic survey, no cultural resources are known to exist in the project area, and no substantial concerns were voiced by parties of record within the twenty (20) day comment period on the application.*
 - b. *An archaeological survey demonstrates that cultural resources do not exist in the project area and no substantiated concerns were raised in written comments submitted by parties of record within the twenty (20) day comment period on the application, and no substantiated concerns regarding the archaeological survey were submitted by DAHP within their thirty (30) day comment period or by Indian tribal governments during their thirty (30) calendar day comment period as required by Section 22.22.020(B).*
 - c. *The proposed use would avoid archaeological resources and traditional cultural resources that exist in the project area. A reasonable buffer has been established around the affected resources or property and all ground-disturbing activities shall be prohibited within the buffer zone. Buffer zones shall preserve the integrity and context of cultural resources. Buffer zones may vary in width depending on the eventual use of the project area, the type of cultural resources present and the characteristics for which the cultural resources may be significant. A deed covenant, easement or other appropriate mechanism shall be developed to ensure that the buffer zone and the cultural resources are protected. An evaluation of significance shall be conducted if a project applicant decides not to avoid the affected cultural resource. In these instances, the archaeological survey and survey report shall be incorporated into the evaluation of significance.*
 - d. *The historic survey conducted by the Gorge Commission may provide sufficient information to satisfy Section 22.22.030(D). If it does not, architectural and building plans, photographs and archival research may be required. The project applicant shall be responsible for providing information beyond that included in the survey conducted by the Gorge Commission. The historic survey and report must demonstrate that these provisions have been clearly and absolutely satisfied. If the DAHP or the Administrator question whether these provisions have been satisfied, the project applicant shall conduct an evaluation of significance. A historic survey demonstrates that the proposed use would not have an adverse effect on historic buildings or structures because:*
 - i. *DAHP concludes that the historic or architectural character of the affected buildings or structures are not significant, as determined using the criteria in the "National Register Criteria for Evaluation" (36 CFR 60.4), or*
 - ii. *The proposed use would not compromise the historic or architectural character of the affected buildings or structures, or compromise features of the site that are important in defining the overall historic character of the affected buildings or structures, as defined by provisions and standards in The Secretary of the Interior's Standards for Rehabilitation*

(U.S. Department of the Interior 1990) and the Secretary of the Interior's Standards for Historic Preservation Projects (U.S. Department of the Interior 1983).

Finding: The Cultural Resources survey determination form was forwarded to DAHP and the five tribal governments on December 16, 2021. The proposed use did not require an archaeological or historic survey and no cultural resources are known to exist in the project area. No substantial concerns were raised by DAHP or the Native American tribal governments regarding the proposed development.

Conclusion: **The proposed development activities would not affect any known cultural or historic resources, no surveys were required, and no substantial concerns were raised by the tribal governments or DAHP during the required comment period. This provision has been met. The cultural resource protection review process is concluded.**

22.22.060

CULTURAL RESOURCES DISCOVERED AFTER CONSTRUCTION BEGINS

The following procedures shall be effected when cultural resources are discovered during construction activities. All survey and evaluation reports and mitigation plans shall be submitted to the Administrator and DAHP. Indian tribal governments also shall receive a copy of all reports and plans if the cultural resources are prehistoric or otherwise associated with Native Americans.

- A. HALT OF CONSTRUCTION. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.*
- B. NOTIFICATION. The project applicant shall notify the Administrator and the Gorge Commission within twenty-four (24) hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within twenty-four (24) hours.*
- C. SURVEY AND EVALUATIONS. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP. (See Revised Code of Washington 27.53.) It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. A mitigation plan shall be prepared if the affected cultural resources are significant. Construction activities may recommence if the cultural resources are not significant.*
- D. MITIGATION PLAN. Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when the conditions in the mitigation plan have been executed.*

Finding: Cultural resources may be discovered during construction of the proposed development. A condition of approval will compel posting the provisions of SCC 22.22.060 and 22.22.070, which serve as an inadvertent discovery plan, until all project activities associated with this development proposal are concluded.

Conclusion: **A CONDITION OF APPROVAL shall state that an Inadvertent Discovery Plan embodying the provisions of SCC 22.22.060 (and SCC 22.22.070) shall be prepared and posted in a conspicuous place at the development site and shall remain posted until all project activities are concluded. A CONDITION OF APPROVAL shall require the procedures set forth in Section 22.22.060(A through D) be followed when cultural resources are discovered during construction activities.**

- 22.22.070 DISCOVERY OF HUMAN REMAINS**
The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
- A. HALT OF ACTIVITIES. All survey, excavation and construction activities shall cease. The human remains shall not be disturbed any further.*
 - B. NOTIFICATION. Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.*
 - C. INSPECTION. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.*
 - D. JURISDICTION. If the remains are modern, the appropriate law enforcement officials shall assume jurisdiction and the cultural resource protection process may conclude.*
 - E. TREATMENT. The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when the conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.*
- Finding: Human remains may be discovered during construction of the proposed development.
Conclusion: **A CONDITION OF APPROVAL shall require the procedures set forth in Section 22.22.070(A through E) be followed when human remains are discovered during construction activities.**

**CHAPTER 22.24 – RECREATIONAL RESOURCE PROTECTION –
GENERAL MANAGEMENT AREAS**

- 22.24.010 APPLICABILITY OF CHAPTER – MAPS**
Proposed resource-based recreation facilities or uses shall be consistent with recreation intensity classes as set out on the Recreation Intensity Class maps adopted by the Columbia River Gorge Commission as part of the Management Plan for the Columbia River Gorge National Scenic Area.
- 22.24.020 GENERAL PROVISIONS**
- A. APPLICABILITY OF SECTION. This section applies only to resource-based recreation uses, developments and facilities. Recreation uses and developments that are not resource-based in nature are not subject to the provisions governing recreation intensity classes set out in this Chapter. Non-resource-based recreation uses may be permitted pursuant to the provisions of Chapter 22.14.*
- Finding: This application does not propose any resource-based recreational uses.
Conclusion: **Chapter 22.24 does not apply.**

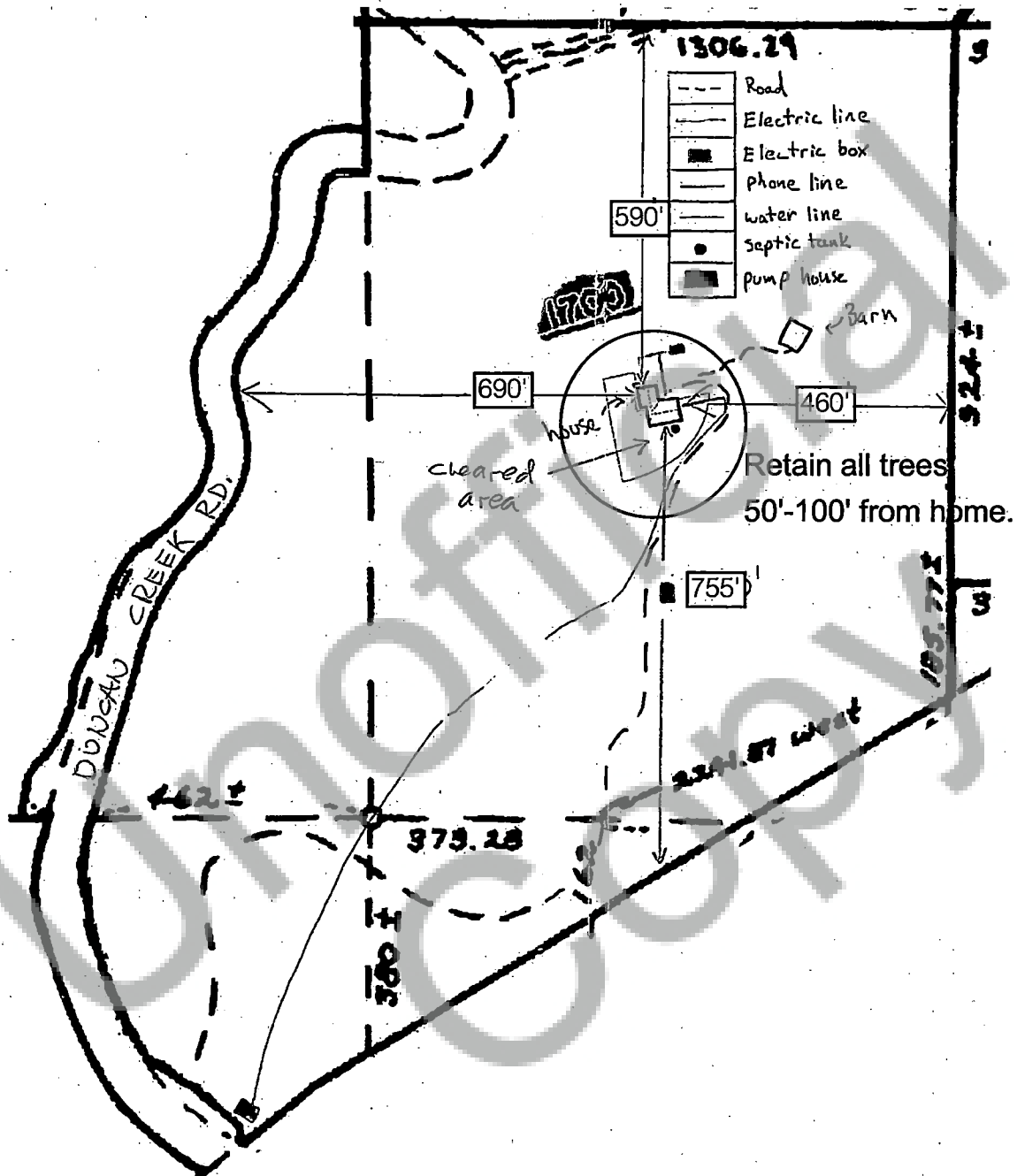
Review of Title 22 is concluded.

PID #02-06-28-0-0-1700-00



Approved Site Plan - Overview

NSA-21-31 (Haskew)

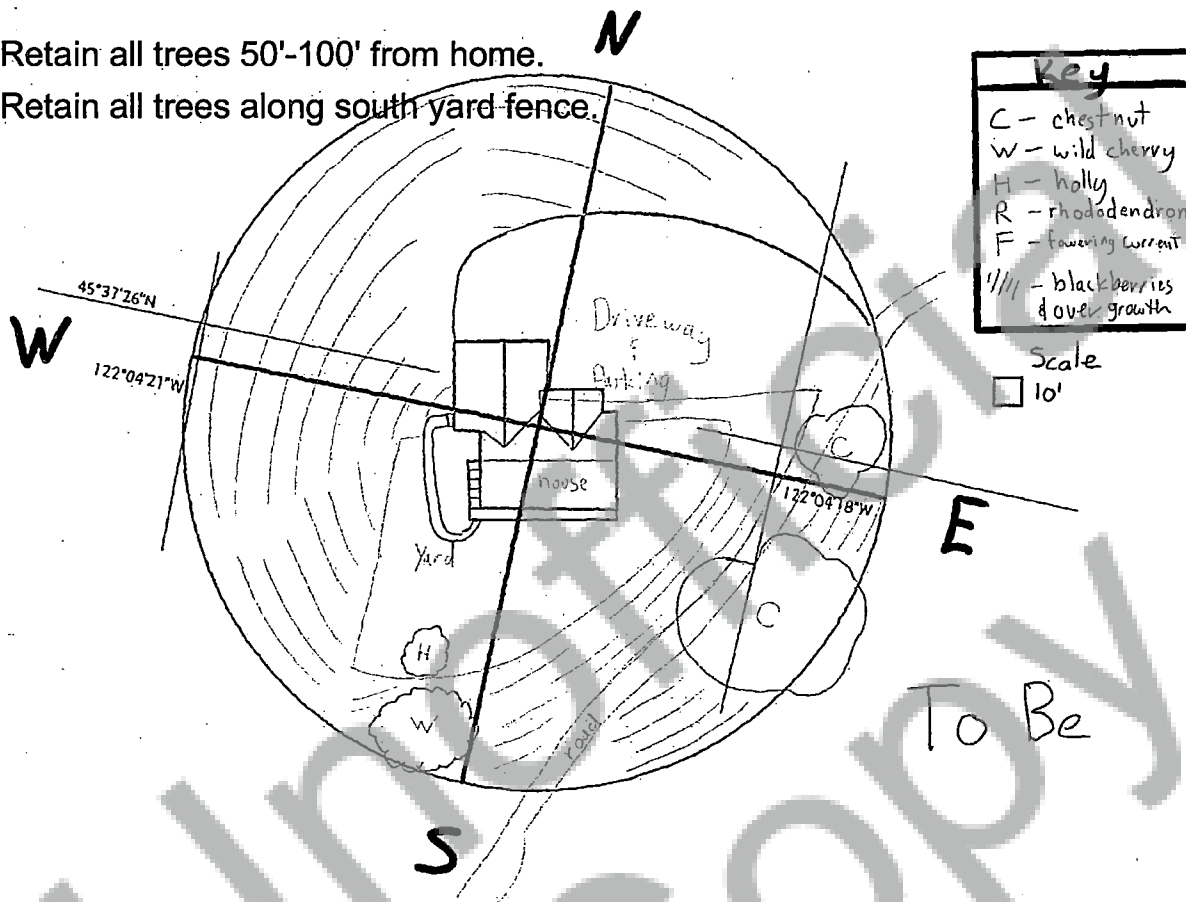


Approved Site Plan - Detail

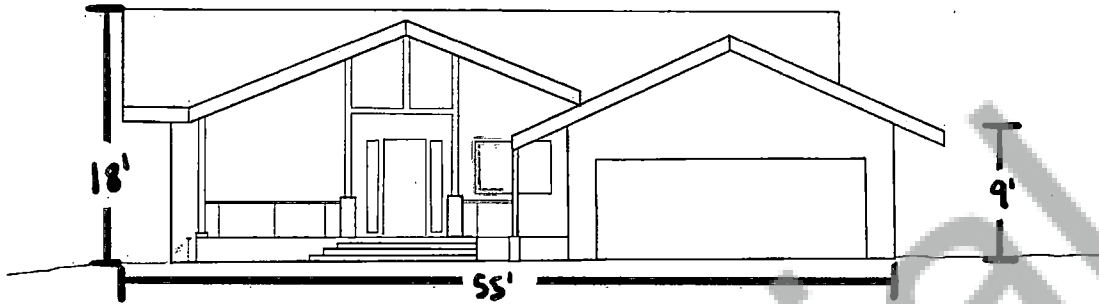
NSA-21-31 (Haskew)

Retain all trees 50'-100' from home.

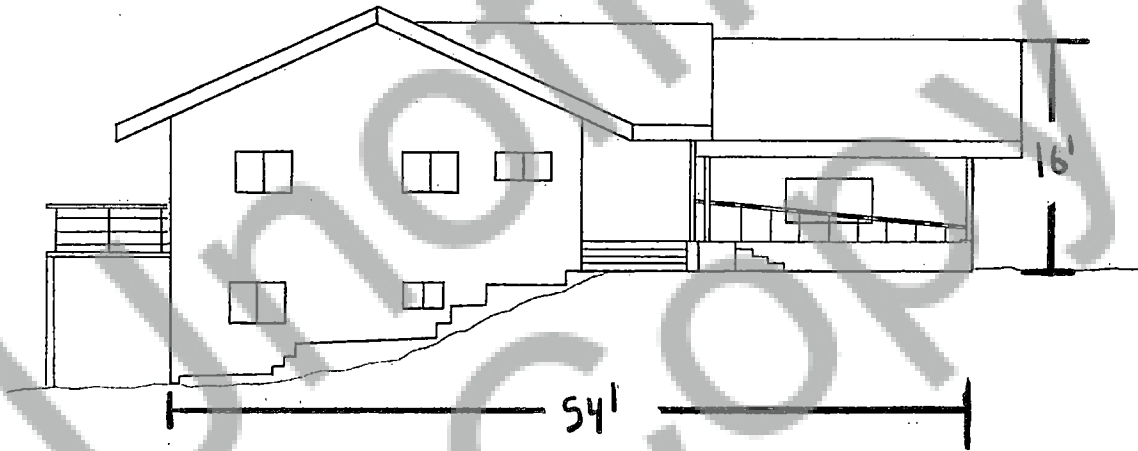
Retain all trees along south yard fence.



Elevations
NSA 21-31 (Haskew)



North - To Be

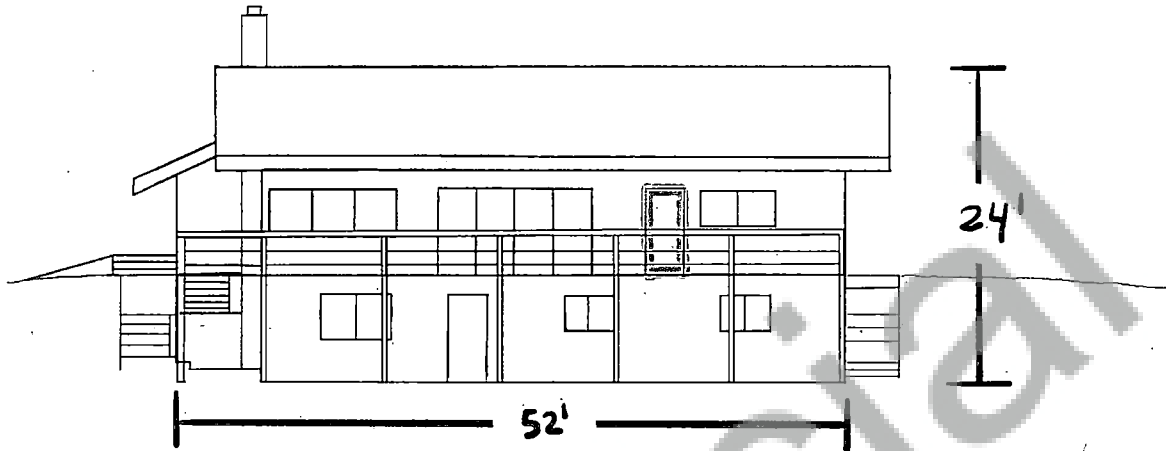


East - To Be

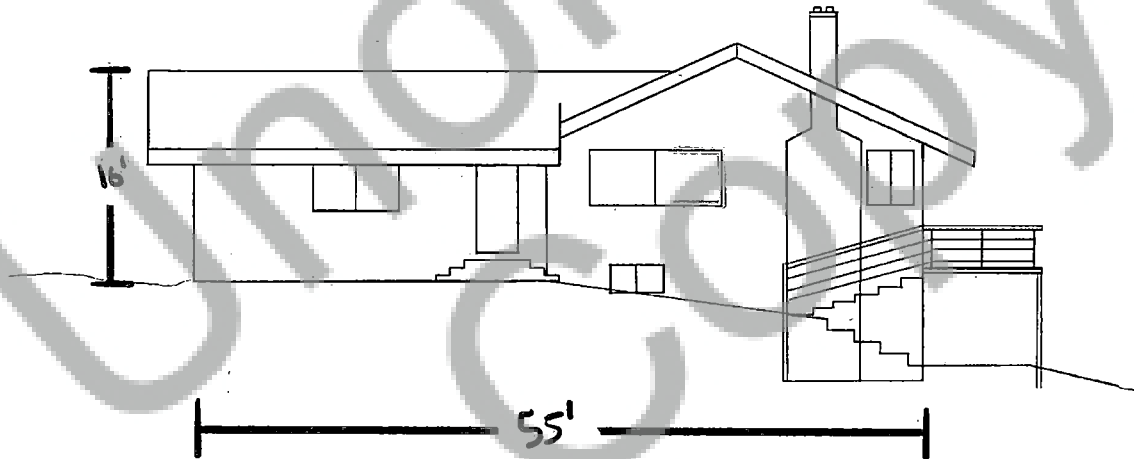
□ = 1 ft

Elevations

NSA 21-31 (Haskew)



South - To Be



West - To Be